

Neavitt 21652

ZIP code · MD · Maryland · Talbot County

BALANCED MARKET

\$263K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$582K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

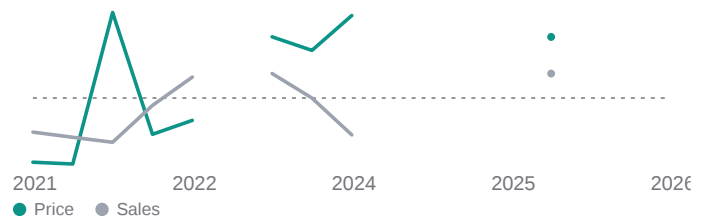
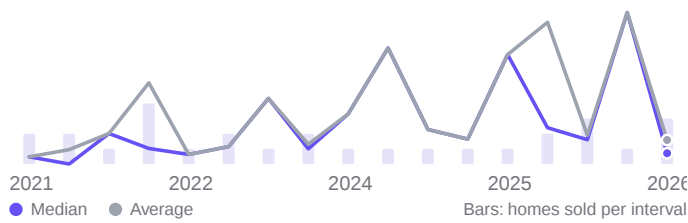
MARKET TRENDS (5 YEARS)

Sale prices

Median \$317K · Average \$503K

Growth (year over year)

Price +83.2% · Sales +33.3%

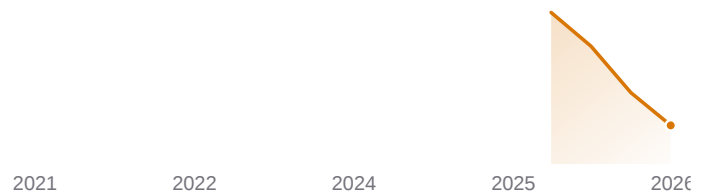
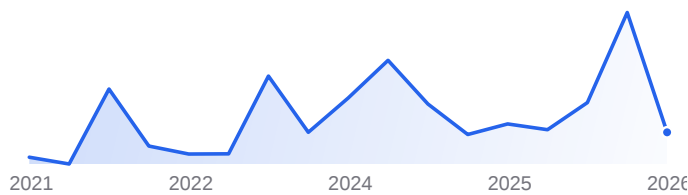


Price per square foot

\$336/ft²

Sale premium vs estimated value

+0.7%



Annual turnover (share of homes sold)

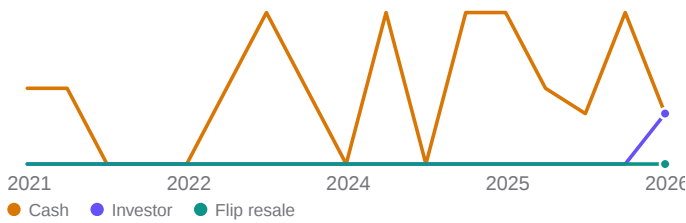
6.2%



BUYERS & OUTCOMES

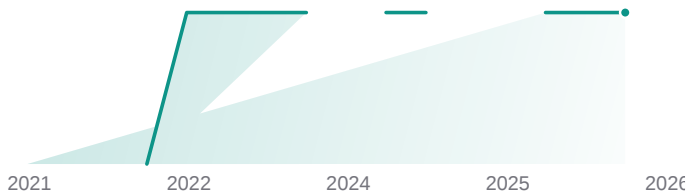
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



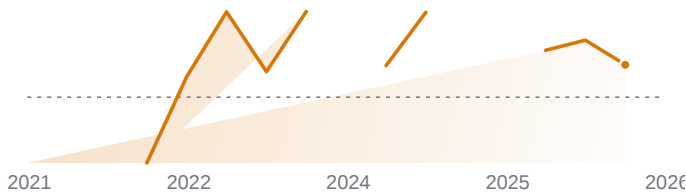
Sellers who sold at a gain

100%



Median annualized return at resale

+4.9%

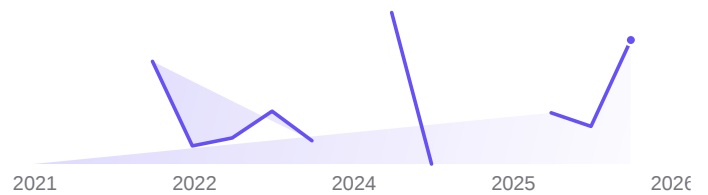


Financing (share of purchase price) Loan (LTV) 41% · Down payment 20%



Typical hold before selling

19.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	162
Median value (AVM)	\$582K
Median size	1,596 ft²
Median year built	1954
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.7%
Owner occupied	55%
Company owned	15%
Median loan-to-value	30%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	88
Density	46 / mi²
Median household income	\$111K
Average household income	\$170K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	30
Homes occupied	56%
Bachelor's or higher	40%
Poverty rate	5.3%
Unemployment	1.0%
Average temp	57°F
Annual precip	45 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.